

**CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD—
LOS ANGELES REGION**

101 CENTRE PLAZA DRIVE
MONTEREY PARK, CALIFORNIA 91754-2156
(213) 266-7500



November 28, 1990

Kenneth Polak
Johnson Controls Inc.
315 S. 7th Ave.
City of Industry, CA 91746

**SUBSURFACE INVESTIGATION-JOHNSON CONTROLS FACILITY, CITY OF
INDUSTRY (FILE NO. 102.058)**

Your facility was originally inspected on July 14, 1987 and placed in abeyance with regard to requiring any investigatory work. The industrial waste clarifier and the observed spillage of oily waste at the loading dock/compressor area were discussed with your representative. At that time Johnson Controls indicated that the oily waste would be cleaned up and the spillage stopped. On October 31, 1990 staff of this Regional Board made a drive-by inspection and noted continuing waste discharge to ground at your site. Waters of unknown chemical character emanated from three drains at the east side of the building, flowed to a ribbon drain in the center of your parking lot and from there to a storm drain. Oily waste spread across the paving from a fenced chemical storage area at the north side of the building. This waste discharge extended from the side of the building to the ribbon drain in the parking lot creating a large oily apron and giving an observable sheen to the discharge waters flowing along the ribbon drain to the storm drain.

Oily waste and waters of unknown chemistry which are being discharged from your site flow directly into a storm drain underlying Seventh Avenue. This unpermitted discharge to ground represents a threat to surface and ground water. Such unpermitted waste disposal is a violation of Section 13264 of the California Water Code. Section 13260 requires that any person discharging waste to other than a sanitary sewer must file a report of waste discharge and receive requirements from the Board. You are directed to cease unpermitted discharge at Johnson Controls.

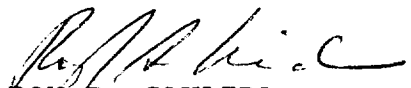
Under provision of Section 13267 et seq. of the California Water Code, you are also directed to perform a subsurface investigation to evaluate the threat to surface and ground water from past discharge and prepare measures to prevent further discharges. Specifically you must submit two workplans to this Regional Board for (1) an engineering or geologic subsurface investigation and (2) preventative measures.

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The subsurface investigation should be performed according to the enclosed guidelines and consist of the following:

1. Soil samples from a minimum of:
 - a. two (2) borings at the inlet and outlet of your industrial waste clarifier.
 - b. five (5) shallow borings adjoining the chemical storage area and affected portions of the parking lot.
 - c. three (3) borings where discharge waters of unknown chemical character exit the building.
 - d. two (2) borings at the loading dock/compressor area where discharge was previously observed in 1987.
2. An inventory of the chemicals in the storage area, either in the aboveground tanks or in the drums.
3. Copies of the Los Angeles County Sanitation District's analyses of the waste stream passing through your clarifier.

Four copies of each of these workplans are due to this Regional Board by December 31, 1990. If you have any questions, contact Philip Chandler at (213) 266-7537.


ROY R. SAKAIDA
Senior Water Resource
Control Engineer

cc: Mr. Joe Viray, EPA, Region IX, Toxic and Waste Management
Division, H-6-4
Mr. Dennis Dickerson, California Dept. of Health Services
Toxic Substances Control Division
Mr. Bill Jones, LA County, Dept. of Health Services, Hazardous
Materials Program
Mr. Thomas Stetson, Engineer for the Main San Gabriel Basin
Watermaster, Stetson Engineers, Inc